

CITY OF BEL-RIDGE
PUBLIC HEARING MEETING MINUTES FOR
TUESDAY, JUNE 4, 2019
5:00 PM

This meeting was called to order by Mayor Fair at 5:10 pm. The Pledge of Allegiance was recited. Attendance was called by City Clerk, Andrea Jones.

Roll Call

Abernathy-	Present
Watts -	Present
Tope -	Present
Ruff -	Present
Whitaker-	Present
Robinson-	Present
Mayor Fair-	Present

Alderman Whitaker makes a motion to approve agenda and Alderwoman Abernathy seconds.

Voice Vote

All in Favor/ 0 oppose

Agenda Approved

Mayor Fair asks if anyone have questions about the CDBG.

Ms. Cogshell asks will who will make the decision and when will the decision be made?

Tammy Love- would like to save her question about the grant money until more information is given from Speaker and then she will make her comments after. Mayor Fair agreed.

Mitch Marku from St. Louis County Community development comes before the Board of Alderman and citizens to explain block grant and how it can be used and for what projects it can be used for as well as to answer any questions and concerns the community may have.

Overview of CDBG

- It is an annual allocation of what County gets from HUD of about five million dollars.
- These funds are dispensed between municipalities, and the municipalities get to decide how to utilize the funding. The City of Bel-Ridge annually get \$38,100 of the grant.
- Depending on what it will be used for, it has to meet a national objective (to benefit low to moderate income residents, slum and blight, or elevated urgent serious critical community needs.
- Eligible activity that approve existing infrastructure and public facilities, such as street improvements, sidewalk improvements, curb ramps that are ADA compliant, sewer facilities, parking lots, fire stations, and parks. It can also be used for demolition of buildings that are considered condemn. If demos are chosen, the city has to have control

over the property. Public service activities can be done -there is a cap of what can be done (crime prevention, child care, different education programs, etc.) Also, there is a home improvement program that can be utilized.

Details for utilizing the home improvement program consists of:

- o 5yr forgivable loan for homeowners
- o \$5,000/ per household for rehabbing the property and entire household has to be deemed low to moderate income, submit proof of income.
- o Plan to stay in home for 5yrs, then the charge of the loan is forgiven.

Q& A

Q. If City allocates for something else, will citizens do not get the money?

A. Correct. Whenever city put funding into home improvement program that's the only time the wait list opens up. If no funding is available for municipality, no applications can be accepted. Funding can be split between but has to have funding in the program. Home program has to be owner occupied.

Q. Why are the municipalities just given \$38,100 for one project?

A. Based off formula, composed from Census Block Group, 51% or more residents living in block group (map) are considered low to moderate income based on HUD standards. Every area is different and the minimum amount is \$20,000. Some municipalities receive \$20,000 and bigger areas may get more.

Q. Asked to read 1st sentence where it has to meet objectives?

A. National objectives.

Street activity for example, have to go with what national objective does that meet. Can not qualify under Slum & Blight. It would have to be low and moderate income.

Q. Can money be used for seniors who received tickets because property is not up to code?

A. That would be the home improvement program.

Q. Is that included in the \$38,000/

A. Yes. If you do not stay in the home for 5yrs after improvement, you will have to pay the loan back 20% for the amount of years homes is lived in up to the 5yrs.

Q. There are 78 people that can be eligible for the \$5,000 home improvement, how will the home owners be chosen?

A. Based on first come first serve.

Q. When will it Start?

A. County will notify the city about funds being available and City will notify its residents by letters or posting in certain areas. Only responsibility the municipality will have for the home improvement program is to advertise to let citizens know that program exist and to call the number to get approved. If someone call and they do not qualify, we notify homeowner and move to next applicant.

Q. If board members decide what to do with money, there will be no more money for that year?

A. Correct, one set allocation.

Q. The way it works, is board votes?

A. Depends on municipality.

Point of this hearing is so public can voice comments on how they would like to see funding utilized. If all citizens say they want money in home improvement, and board decides on street for example, that's how decision will be made. Part of application has to justify why they went against public opinion.

Q. HUD was mentioned so this is federal money, so it's a little over five million. What if city doesn't use money? Does HUD decide to reallocate it somewhere else, or is there an opportunity at the end of year for city to say we really need additional funding and there is money left over, can we apply under a different grant?

A. St. Louis County has a recapture pot and they do a notice of funding available for a nonprofit organization. If money is not spent in recapture pot HUD will take money back no questions asked.

Q. Funds that we are looking at, is it 2019 or for 2020?

A. 2020

Also, the demolition change order we need to move on. We are out of contract time frame. Technically money will be subject to recapture. Mayor turned over to City Attorney. 4 houses demo, 3 are down and 1 with issues with water tap in street.

Q. Are there any stipulation that the government will put for instance if they look back and see that Bel-ridge has used the money for Demolition 5yrs in a row, can they continue to use for same project?

A. There is no cap on what the funding can be used for. As long as the activity is eligible.

Q. Can city get homes town down that was post third sale from St. Louis County? Property that Bel-Ridge bought at third sale?

A. As long as city has control to say demolish and have titles by time money is available and it is deemed slum and blight.

Q. Specific addressed have to be submitted?

A. Yes, a lot of behind the scenes action that county has to submit an annual action plan to HUD for each activity for environmental review. It takes a lot of time.

Q. Do we need to get estimates to turn in application?

A. Yes, we would like to see an estimate. If City is going to exceed the amount of funds available, we want to make sure the City is able to leverage it.

Q. Do we need estimate by June 14, 2019?

A. We want to see houses that are being submitted to be demolished. There is another time we can get estimate. We need in a file for procurement reasons. As long as we have before funding gets here.

For demolished property there is a 5yr. monitor timeline. County will need to know upfront if there are plans for redevelopment.

Q. Are we in jeopardy of losing money for the one property from 2017, 2018 money that we haven't been able to tear down?

A. Yes. That will be subject to a recapture. First County will send out warning letters in July. And then recapture analysis will happen the beginning of October. Right now, we are out of contract so an amended contract will have to take place. County need to see money being spent. If HUD expectations are not met the whole allocation goes down.

Citizens make recommendation for Home Improvements, streets, park bridge, and Demolitions.

Discussion continues on with board and citizens of where to place funding for 2020.

Concerns of potholes in streets was a question. Repairing potholes does not fall under guidelines for program. Unless whole block is being down.

Hanley Road was brought up in discussion. Cary from public works spoke with County Transportation and they are looking to mill N. Hanley from Natural Bridge to St. Charles Rock Road next fall 2020 or 2021.

Q. Has anyone received estimates on streets or can street lights be done?

A. Street lights are eligible but would have to be in the green one (map).

Comment from citizen- four streets we can do an overlay, the worse streets that would take up all the money. Is that the most important to take care of in 2020 or home improvement?

No time for another meeting, this is it. It is suggested to do streets and names can be given at this moment. It's not fair for board to make decision without citizens input.

Q. If board makes a decision and decides to change before money available, can that be done?

A. Yes, possibly but it is not highly recommended.

Mitch Marku has made Board aware that a decision has to be made same day of this board meeting this evening in order to be eligible.

Motion to adjourn Public Hearing

Alderman Watts motioned and Alderman Robinson second.

Time 6:08pm

The meeting minutes were taken and transcribed by City Clerk, Andrea Jones.

June 4, 2019 board meeting minutes were approved by the Board this 2nd
day of July 2019.

Andrea R. Jones
City Clerk

